
*Municipal Class Environmental Assessment for
Road Improvements near Derry Road East and Alstep Drive:
Environmental Study Report*

Appendix M: Property Impacts Report



Property Impact Report

Bombardier Aerospace - Pearson

Type of Document:

Property Impact Report

Project Name:

Municipal Class Environmental Assessment
for Road Improvements near
Derry Road East and Alstep Drive

Project Number:

STR-2018-572

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1. Introduction

Bombardier Aerospace (Bombardier), the Region of Peel (Region) and the City of Mississauga (City) have initiated a Schedule 'C' Municipal Class Environmental Assessment (EA) in accordance with the Municipal Engineers Association's Municipal Class EA process for the roadway improvements on Derry Road (Regional Road 5) from Bramalea Road to Menkes Drive and for the extension of Alstep Drive.

EXP has been retained by Bombardier Aerospace to assist with its industrial development on the parcel of land situated just north of the Toronto Pearson International Airport at 1890 Alstep Drive, Mississauga, Ontario. The land is owned by the Government of Canada and administered by the Greater Toronto Airports Authority (GTAA).

As part of this EA, the impacts to nearby properties of the surrounding study area have been assessed based on the property lines and the proposed improvements. Design refinements were implemented during the EA stage in an effort to reduce the property requirements, and additional design refinements should be investigated during the detailed design stage to further mitigate potential impacts to property owners within the study area.

2. Property Impacts

The proposed improvements to the overall study area will require some property impacts at locations along Derry Road, Bramalea Road, and Menkes Drive. Potential property acquisitions as a result of the proposed design are shown as proposed right-of-way on the preliminary design drawings in the Environmental Study Report. In general, grading will be contained within the proposed right-of-way where feasible, however, temporary easements will also be considered for construction and grading purposes.

A summary of the proposed right-of-way acquisitions and temporary grading easements (as shown on the preliminary design drawings) are provided in the following **TABLE**.

Location and Description of Property Requirement	Approximate Area Required (m ²) (Acquisition)	Approximate Area Required (m ²) (Easement)
Derry Road to Menkes Drive & Telford Way		
Derry Road Sta 10+023 to Sta 10+253, west of Menkes (south side)	862	
Derry Road Sta 10+071 to Sta 10+248, west of Menkes (south side)		514
Menkes Drive Sta 69+838 to 69+963, south of Derry (west side)	157	
Menkes Drive Sta 69+842 to 69+963, south of Derry (west side)		331
Menkes Drive Sta 69+849 to 69+966, south of Derry (east side)		261
Derry Road Sta 10+048 to Sta 10+244, west of Telford (north side)		549

Telford Way Sta 70+036 to Sta 70+152, north of Derry (east side)		247
Derry Road to Bramalea Road		
Derry Road Sta 10+283 to Sta 10+543, west of Bramalea Road (north side)	706	
Derry Road Sta 10+296 to Sta 10+883, west of Bramalea Road (north side)		972
Derry Road Sta 10+674 to Sta 10+935, west of Bramalea Road (north side)	1173	
Derry Road Sta 10+278 to Sta 10+539, west of Bramalea Road (south side)	320	
Derry Road Sta. 10+295 to Sta. 10+918. West of Bramalea Road (south side)		2385
Derry Road Sta. 10+670 to Sta. 10+932. West of Bramalea Road (south side)	650	
Bramalea Road Sta. 30+030 to Sta. 30+353, north of Derry (east side)	2893	
Bramalea Road Sta. 30+032 to Sta. 30+214, north of Derry (east side)		506
Derry Road Sta 10+985 to Sta 11+246, east of Bramalea Road (north side)	936	
Derry Road Sta 10+985 to Sta 11+246, east of Bramalea Road (north side)		390
Bramalea Road Sta 29+668 to 29+773, south of Derry (west side)		244
Bramalea Road Sta 29+823 to 29+960, south of Derry (west side)		593
Bramalea Road Sta 29+874 to 29+960, south of Derry (west side)	148	

Bramalea Road Sta 29+667 to 29+974, south of Derry (east side)	1923	
Bramalea Road Sta 29+669 to 29+747, south of Derry (east side)		334
Bramalea Road Sta 29+804 to 29+963, south of Derry (east side)		660
Alstep Drive from Menkes to Bramalea		
Alstep Drive Sta. 30+082 to Sta. 30+226, west of Menway Court (south side)		232
Alstep Drive Sta. 10+258 to Sta. 30+725, east of Menway Court (south side)		1846
Alstep Drive Sta. 30+094 to Sta. 30+731, east of Menway Court (north side)		2036